

083.0

0001

0016.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
669,700 / 669,700
669,700 / 669,700
669,700 / 669,700
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BERASI STEPHEN P & LISA C	
Owner 2:	
Owner 3:	

Street 1: 36 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FEIN RONALD A/GERSHONA D -

Owner 2: -

Street 1: 36 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Vinyl Exterior and 1284 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4567		Sq. Ft.	Site		0	70.	1.22	6									389,907						389,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4567.000	278,700	1,100	389,900	669,700	
Total Card	0.105	278,700	1,100	389,900	669,700	Entered Lot Size
Total Parcel	0.105	278,700	1,100	389,900	669,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	521.57	/Parcel: 521.57	Land Unit Type:

User Acct	51801
GIS Ref	
GIS Ref	
Insp Date	
08/13/18	

USER DEFINED	
Prior Id # 1:	51801
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	04:25:16
LAST REV	
Date	Time
08/23/18	11:18:11
apro	
6749	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEIN RONALD A/G	49450-272		5/15/2007		425,000	No	No		
MCDERMOTT SHAUN	43189-404		8/30/2004		432,000	No	No		
POLIMENI PETER	27853-491		11/7/1997		190,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2002	928	Add Bath	7,000	C				ADD HALF BATH AND
9/6/2002	733	Porch	15,000	C				REBUILD FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
12/30/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
8/1/2007	MLS	HC	Helen Chinal
11/13/2004	MLS	MM	Mary M
2/10/2000	Inspected	276	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	163	PATRIOT
8/2/1993		AJS	
Sign:	VERIFICATION OF VISIT NOT DATA		

Total AC/Ha: 0.10484

Total SF/SM: 4567

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 389,907

Spl Credit

Total: 389,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	6 - Colonial	%		Full Bath:	1	Rating:	Average	OF-SINK IN BMT				PDAS.						
Sty Ht:	2 - 2 Story			A Bath:		Rating:												
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:												
Foundation:	3 - BrickorStone			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average											
Prime Wall:	4 - Vinyl			A HBth:		Rating:												
Sec Wall:		%		OthrFix:	1	Rating:	Poor											
Roof Struct:	3 - Gambrel			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good											
Color:	WHITE			A Kits:		Rating:												
View / Desir:				Frl:		Rating:												
GENERAL INFORMATION				WSFlue:		Rating:												
Grade:	C - Average			CONDO INFORMATION														
Year Blt:	1911			Location:														
Alt LUC:				Total Units:														
Jurisdct:	G4			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wal:	2 - Plaster			Functional:			%	Interior:		1	6	3	M					
Sec Int Wall:		%		Economic:			%	Additions:										
Partition:	T - Typical			Special:			%	Kitchen:										
Prim Floors:	3 - Hardwood			Override:			%	Baths:										
Sec Floors:		%		Total:	18.6	%		Plumbing:										
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ:	130.00			Heating:										
Bsmnt Gar:				Size Adj.:	1.35000002			General:										
Electric:	3 - Typical			Const Adj.:	1.01989794													
Insulation:	2 - Typical			Adj \$ / SQ:	178.992													
Int vs Ext:	S			Other Features:	72500													
Heat Fuel:	2 - Gas			Grade Factor:	1.00													
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000													
# Heat Sys:	1			NBHD Mod:														
% Heated:	100			LUC Factor:	1.00													
Solar HW:	NO			Adj Total:	342394													
% Com Wal				Depreciation:	63685													
				Depreciated Total:	278709													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:				Juris. Factor:	1.00		Before Depr:	178.99										
Model:				Special Features:	0		Val/Su Net:	127.96										
Serial #:				Final Total:	278700		Val/Su SzAd:	217.06										
Year:																		
Color:																		
SPEC FEATURES/YARD ITEMS				PARCEL ID 083.0-0001-0016.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
19	Patio	D	Y	1	16X24	A	AV	2005	3.23	T	11.2	101			1,100		1,100	
More: N	Total Yard Items:	1,100		Total Special Features:								Total:	1,100					


